

****DRAFT**DRAFT**DRAFT**DRAFT**DRAFT**
MINUTES OF THE ZONING BOARD
PUBLIC HEARING & REGULAR MEETING,
HELD MONDAY, JULY 28, 2014, 7:00 P.M.,
4TH FLOOR, CAFETERIA, GOVERNMENT CENTER
BUILDING, 888 WASHINGTON BLVD,
STAMFORD, CT 06901

Present for the Board: Tom Mills, Rosanne McManus, Barry Michelson, William Morris, David Stein and Joanna Gwozdzowski. Present for staff: Norman Cole, Land Use Bureau Chief and David Killeen, Associate Planner.

Mr. Mills called the meeting to order at 7:13 PM.

PUBLIC HEARING

1. **CSPR-957 – WOODLAND CEMETERY ASSOCIATION, 54 Woodland Place,** clearing, re-grading and re-landscaping of approximately 4 acres of property along the East Branch of the Harbor to prepare the area for future grave sites, including the installation of asphalt roads, fences, drainage structures and construction of a bermed work area in an M-G coastal flood hazard area (*continued from July 21, 2014*).

Attorney Finn noted new materials submitted including a CAM report by Matt Popp. Attorney Finn also submitted an agreement with Palmer's Landing and a revised landscape plan.

Attorney Finn stated they would submit a request for a time extension.

Mr. Mills continued the Public Hearing to September 8, 2014 at 7:00pm in the 4th floor cafeteria.

Ms. McManus moved to change the order of the agenda to address item 2 under Pending Applications, seconded by Mr. Stein and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

REGULAR MEETING

PENDING APPLICATIONS:

2. Appl. 214-06 – RICHARD W. REDNISS, Text change

Attorney Minor described the application and that Board Member McManus had voted at the meeting of July 21, 2014 although she had not attended the public hearing on July 7, 2014, but did attend all meetings on the Saddle Rock zone change and has reviewed the July 7 tape and all relevant documents. The Zoning Board vote on July 21 has not been published so it is not final. His recommendation is that Rosanne McManus's vote be disqualified and that Joanna Gwozdzowski, Alternate, vote.

Ms. McManus said she felt fully informed when she voted but agrees to have that vote disqualified and let the Alternate vote.

Mr. Michelson said a vote has been taken and why not let that original vote stand. He doesn't object to Ms. McManus's vote being vacated, but he doesn't think Joanna should vote.

Mr. Mills took a consensus of the Board and the result was to let the vote stand with Ms. McManus's vote disqualified. The vote would therefore be (2:1:1) (Stein and Morris voting yes, Michelson voting no and Mills abstaining). Attorney Minor advised the Board that it's his opinion that the motion still carries. The text change would read as follows:

Amend Article II, Section 3-A, Definition 16 (Building, Height of) by adding new paragraph (after paragraph 3-A-16-b) to read as follows:

Where a residential building is to be built, altered or reconstructed in order to comply with the Minimum Elevation Standard of Article III, Section 7.1 Flood Prone Area Regulations, and such building is located fully or partially within the Coastal Boundary as defined in Article III, Section 7(T) Coastal Area Management Regulations, building height may be measured from the Base Flood Elevation applicable to the residential building, provided that the resulting height of the building measured from average grade is not more than five (5) feet greater than the maximum building height permitted in the applicable Zoning District.

Ms. McManus moved to change the order of the agenda to return to the Approval of Minutes, seconded by Mr. Stein and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

APPROVAL OF MINUTES:

Minutes of July 21, 2014

Mr. Michelson proposed revisions. After a brief discussion, Ms. McManus made a motion to approve the minutes with the revisions, seconded by Mr. Michelson and the motion was unanimously approved 5 to 0 (Mills, McManus, Michelson, Morris and Gwozdzowski).

PENDING APPLICATIONS:

2. **CSPR-961 – DENTON REALTY, 90 – 98 LUDLOW STREET**, new construction of nine single family dwellings and associated site improvements on an 18,772 s.f. lot in an RM-F district, within the CAM boundary (*continued from July 21, 2014*).

Mr. Killeen explained the zoning questions the Board had asked about the site plan and explained the architectural materials, fence design and lighting specifications. He distributed draft conditions to supplement EPB conditions.

After a brief discussion, Mr. Stein moved to approve the application with EPB conditions and conditions presented by Zoning Board Staff, seconded by Mr. Michelson and the motion was

unanimously approved 5 to 0 as conditioned (Mills, Michelson, McManus, Morris and Stein). The conditions will read as follows:

1. *Work shall conform to the following plans/reports:*
 - *“Engineering Site Plan,” 90 and 98 Ludlow Street, Stamford, Connecticut, Prepared for Neville Denton, revised June 30, 2014.*
 - *“Multi-Family Development,” 90 and 98 Ludlow Street, Stamford, Connecticut by Environmental Land Solutions, LLC, dated June 30, 2014.*
 - *“General Notes,” “Building Layout Garage Level,” “Building Layout First Floor Level,” “Building Layout Second Floor Level,” “Building Layout Third Floor Level,” “Floor Models A 1-2-3-4,” “Floors Models B 5-6-7-8-9,” “Front Elevation Units A,” “Rear Elevation Units A,” “Left and Right Elevation Units A,” “Front Elevation Units B,” “Rear Elevation Units B,” “Right Elevation Units B,” Left Elevation Units B,” “Framing Models A 1-2-3-4,” “Framing Models B 5-6-7-8-9,” by Balderrama Brothers, LLC and John Mallozzi, P.E., dated January 23, 2014.*
 - *“Section and Construction Details,” 90 and 98 Ludlow Street, Stamford, Connecticut, Sheet S01, by John Mallozzi, P.E., dated January 4, 2010.*
 - *“Foundation Plan,” and “Utilities/Site Plan,” 90 and 98 Ludlow Street, Stamford, Connecticut, by John Mallozzi, P.E., Undated.*
 - *“Proposed Building Layout of 90 and 98 Ludlow Street,” Prepared for Denton Realty, by Black Rock Surveyors, dated June 19, 2014.*
2. *Submission of a performance bond, certified check or other acceptable form of surety to secure the timely and proper performance of sediment and erosion and construction controls, drainage, landscaping, professional supervision and certifications, plus a 15% contingency. A detailed estimate of these costs must be supplied to EPB Staff for approval prior to the submission of the performance surety. The performance surety shall be submitted to EPB Staff prior to the start of any site activity and issuance of a building permit*
3. *Work areas shall be staked in the field by a Connecticut surveyor prior to the start of any site activity.*
4. *Temporary sediment and erosion and construction controls shall be installed per the approved plans and approved in writing by EPB Staff prior to the start of any site activity.*
5. *All disturbed earth surfaces shall be stabilized with topsoil, seed, mulch, sod, stone or other suitable alternative prior to the issuance of certificate of occupancy and release of surety. This condition applies not only to disturbed earth surfaces subject to landscaping but also to areas under any exterior decks, stairs, driveway surfaces, etc.*

6. *All final grading, drainage, stabilization and other engineered elements shall be completed under the supervision of a Connecticut registered professional engineer/surveyor with an improvement location survey (surveyor) and written certifications (engineer) submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of certificate of occupancy and release of surety.*
7. *All approved landscaping and mitigative measures shall be conducted under the supervision of a qualified landscaping professional with written certifications submitted to EPB Staff prior to the receipt of a signature authorizing the issuance of certificate of occupancy and release of surety.*
8. *In-ground fuel storage is prohibited.*
9. *Submission of a **standard**, City of Stamford landscape maintenance agreement to ensure the success of landscape features prior to the receipt of a final certificate of occupancy and return of surety.*
10. *Submission of a **standard**, City of Stamford drainage maintenance agreement to ensure the full and proper function of all drainage facilities installed on the parcel prior to the receipt of a final certificate of occupancy and return of surety.*
11. *Applicant shall provide one composite site plan, drawn to scale, clearly demonstrating that:*
 - *The driveway serving the garages of the two rear dwelling units will have a minimum width of twenty (20) feet (which may require shortening the garages to a depth of no more than 24 feet).*
 - *The rear section of the property will be maintained as a lawn area with a depth of approximately 19 feet as shown on the Landscaping Plan prepared by Environmental Land Solutions, LLC and dated June 30, 2014.*
 - *All driveways will be clearly marked to identify them for one-way travel.*
12. *No significant mechanical equipment, in addition to that depicted on the building and site plans, shall be installed within view of any public street without prior approval of the Zoning Board staff.*
13. *As presented by the applicant in his memorandum to the Zoning Board dated 7/23/2014, building materials for this development shall be as follows:*
 - *The Building exteriors will consist of natural stone on the first level and vinyl siding on the upper levels, with Azek trim.*
 - *The perimeter fence will consist of a three (3) foot wall made of natural stone, with a three(3) foot white vinyl picket fence on top of the wall.*

14. *It is understood that the proposed lighting on the sides of the building will be motion-sensitive and will only be illuminated when movement is detected. All wall lights will be installed to maintain adequate illumination of pedestrian and vehicle parking areas while allowing no adverse impact from trespass lighting on adjacent residential properties, subject to review and approval by Zoning Board staff.*

The Board recessed at 7:50pm and reconvened at 8:05pm.

4. Appl. 210-15 Modification – HP Gateway Land I, LLC for approval to modify General Development Plan, Special Exception and Coastal Site Plan Approvals
5. Appl. 210-16 Modification - HP Gateway Land I, LLC requesting modifications to Coastal Site Plan and Final Site and Architectural Plans and Requested Uses for Phase I (FSP)

Mr. Mills read the application descriptions.

Mr. Cole distributed a draft set of conditions. The Board discussed the applications at length. They considered allowing 250 additional parking spaces if Mani Poola agrees. The Board requested that Mani report on the Pulaski traffic capacity. There was much discussion about the waterfront walkway at the level of the Gateway development and a lower walkway connecting with the Mill River Greenway at the water's edge.

Mr. Morris moved to approve Application 210-15 Modification, (the General Development Plan modification) with conditions, seconded by Ms. McManus and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein). The conditions will read as follows:

NOW THEREFORE BE IT RESOLVED that the Zoning Board approves an amendment of Application 210-15 requesting approval of the General Development Plan, Special Exception and Coastal Site Plan Approval in connection with the Gateway Project, including the proposed office buildings, residential buildings, public realm improvements, landscaping, walkways, and utility and streetscape improvements, shown on said plans subject to the following conditions:

All conditions of approval of Appl. 210-15 issued by the Zoning Board on July 26, 2010 shall remain in full force and effect, except for Conditions #1, 3, 6, 14, 16 and 17, as modified herein.

1. General Development Plan Approval is granted for 100+/- residential units totaling approximately 117,671 +/- square feet of floor area, 474,168+/- square feet of office use in two ten (10) story buildings, and associated parking, open space and related site improvements as generally depicted on a plan entitled "Zoning Location Survey Depicting Gateway GDP" prepared by Redniss & Mead, dated March 14, 2014. The general scale, height, mass, organization and setback of all buildings shall be substantially consistent with the information constituting the record of the application, with the exception that the residential building shall include 100 units of housing and the height and massing of the residential structure may exceed the height and massing shown

on the referenced plans to accommodate the additional units. It is recognized that additional dwelling units, over and above the 100 units approved herein, may be accommodated within the entitlements of the TCDD zone allowances and the General Development Plan may be modified to accommodate same; provided that any such additional units shall be required to comply with standards for below market rate housing and parking ratios.

3. The Applicant shall construct not less than one hundred (100) residential dwelling units, of which not less than 15% (of such 100 units) shall be Below Market Rate (BMR) units affordable to residents who earn not more than 50% of the Area Median Income, pursuant to the standards of Section 7.4-C-4(f) of the Zoning Regulations. Prior to the issuance of a Certificate of Occupancy for the first office building, the Applicant shall construct not less than 31 residential dwelling units, nine (9) of which shall be Below Market Rate (BMR) units affordable to residents who earn not more than 50% of the Area Median Income, pursuant to the standards of Section 7.4-C-4(f) of the Zoning Regulations. The balance of the total of not less than one hundred (100) dwelling units shall be constructed prior to the issuance of a Certificate of Occupancy for the second office building, of which not less than 15% (of such 100 units) shall be BMR units. If additional dwelling units are subsequently approved, the overall ratio of BMR units to total dwelling units need not exceed 12%.

6. Applicant shall coordinate the final design of the river walk along the Mill River with Land Use Bureau staff and the Mill River Collaborative to complement plans for the Mill River Park and provide for future pedestrian connections along the river to the north and south of the site and shall provide public access easements necessary to permit the construction, maintenance and use of such additional future public access improvements. The Applicant shall construct the public access improvements along the Mill River (Rippowam River) as shown generally on the General Development Plan, with construction to be completed prior to the issuance of a Certificate of Occupancy for the first office building to be constructed. In addition, the Applicant shall construct a riverwalk along the entire frontage of the site along the Mill River (Rippowam River), at an approximate elevation of ten (10) feet MSL and a clear width of approximately twelve (12) feet, with the final elevation and design to be consistent with plans for boardwalks connecting from the north and south as part of Mill River Park riverwalk, with construction to be completed prior to the issuance of a Certificate of Occupancy for the first office building to be constructed. If final plans and designs for this segment of the Mill River Park riverwalk have not been adopted by the City and the Mill River Collaborative, design of the riverwalk shall be subject to approval by Zoning Board staff. Where construction of a connecting boardwalk is not expected to be in place prior to the issuance of a Certificate of Occupancy for the first office building, the Zoning Board in its sole discretion can authorize an extension of time to complete the riverwalk work together with a suitable performance bond to assure completion of the work.

14. The plan entitled "Zoning Location Survey Depicting Gateway GDP" prepared by Redniss & Mead, dated March 14, 2014, shall be deemed the General Development Plan (GDP) and shall be signed by the Chairman of the Zoning Board and recorded on the Stamford Land Records. Prior to submission for recording, Land Use Bureau staff shall

review the plan and add such further information as it deems necessary to fully describe the approval granted herein, to include a note referencing the complete application file of Application 210-15. The GFA of the residential building shall be revised to read "117,671 SF" and the public realm improvement along the Mill River shall be revised to the plan as shown on the original GDP approved on July 26, 2010.

16. This approval shall be effective upon the recording of the approved General Development Plan on the City of Stamford Land Records. No Final Plan application shall be deemed effective until the approved General Development Plan has been recorded on the City of Stamford Land Records.

17. The General Development Plan shall remain in effect for a period of five (5) years from the date of August 10, 2010, subject to Zoning Board approval of not more than two (2) one-year extensions, upon timely application and good cause shown.

Mr. Stein moved to approve Application 210-16 Modification, (Final Site Plan modification) with conditions, seconded by Ms. McManus and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein). The conditions will read as follows:

NOW THEREFORE BE IT RESOLVED that the Zoning Board approves an amendment of Application 210-16 requesting Coastal Site Plan Approval and approval of Final Site and Architectural Plans & Requested Uses in connection with the Gateway Project, including the proposed office buildings, residential buildings, public realm improvements, landscaping, walkways, and utility and streetscape improvements, shown on said plans subject to the following conditions:

All conditions of approval of Appl. 210-16 issued by the Zoning Board on September 27, 2010 shall remain in full force and effect, except for Conditions #1, 3, 4, 7, 8, and 27, as modified herein. Eight new conditions are added.

1. Final Plan Approval is granted for 100 residential units totaling approximately 117,671 square feet of floor area, 474,168+/- square feet of office use in two ten (10) story buildings, and associated parking, open space and related site improvements as generally depicted on plans listed above, subject to submission of final site and architectural plans, landscaping and streetscape plans, including specifications for exterior architectural designs, materials, samples and colors, to insure consistency with the approved plans, architectural elevations, materials samples and illustrative renderings approved by the Zoning Board, subject to final approval by Land Use Bureau staff prior to the issuance of a Building Permit.

3. The Applicant shall construct not less than one hundred (100) residential dwelling units, of which not less than 15% (of such 100 units) shall be Below Market Rate (BMR) units affordable to residents who earn not more than 50% of the Area Median Income, pursuant to the standards of Section 7.4-C-4(f) of the Zoning Regulations. Prior to the issuance of a Certificate of Occupancy for the first office building, the Applicant shall construct not less than 31 residential dwelling units, nine (9) of which shall be Below

Market Rate (BMR) units affordable to residents who earn not more than 50% of the Area Median Income, pursuant to the standards of Section 7.4-C-4(f) of the Zoning Regulations. The balance of the total of not less than one hundred (100) dwelling units shall be constructed prior to the issuance of a Certificate of Occupancy for the second office building, of which not less than 15% (of such 100 units) shall be BMR units. If additional dwelling units are subsequently approved, the overall ratio of BMR units to total dwelling units need not exceed 12%. Residential units to be constructed in Phase One shall be issued a Certificate of Occupancy prior to the issuance of a Certificate of Occupancy for either office building.

4. Submission of an Affordability Plan for the nine (9) affordable housing units, subject to approval by Zoning Board staff prior to the issuance of a Certificate of Occupancy for the first office building, and submission of an Affordability Plan for an additional six (6) affordable housing units, subject to approval by Zoning Board staff prior to the issuance of a Certificate of Occupancy for the second office building.

7. The Applicant shall construct the public access improvements along the Mill River (Rippowam River) with pedestrian access to the plaza level, as shown on the Landscape Plan, sheet LP.1, dated January 14, 2010, revised to July 21, 2014, prepared by Environmental Land Solutions, LLC, subject to approval of final designs, specifications and materials by the Zoning Board prior to the issuance of a Building Permit and with construction to be completed prior to the issuance of a Certificate of Occupancy for the first office building. In addition, the Applicant shall construct a riverwalk along the entire frontage of the site along the Mill River (Rippowam River) at an approximate elevation of ten feet (10') MSL and a clear width of approximately twelve feet (12'), with the final elevation and design to be consistent with plans for boardwalks which connect from the north and south as part of Mill River Park riverwalk, with construction to be completed prior to the issuance of a Certificate of Occupancy for the first office building to be constructed. If final plans and designs for this segment of the Mill River Park riverwalk have not been adopted by the City and the Mill River Collaborative, design of the riverwalk shall be subject to approval by Land Use Bureau staff. Where construction of a connecting boardwalk on adjoining property is not expected to be complete prior to the issuance of a Certificate of Occupancy for the first office building, the Zoning Board in its sole discretion can authorize an extension of time to complete the riverwalk work together with a suitable performance bond to assure completion of the work.

8. Execution of Public Access Easements and public access signage for the riverwalks, with terms suitable for integration as part of the Mill River Park, subject to approval by the Director of Legal Affairs and Zoning Board staff. Such easements shall make provision for the right of the Applicant to establish reasonable rules and regulations over the use and behavior within the easement area.

27. The Final Plan approval shall remain in effect for a period of five (5) years from October 1, 2010, subject to Zoning Board approval of not more than two (2) one-year extensions, upon timely application and good cause shown.

28. *Execution of a Public Access Easement across the plaza level connecting the upper riverwalk to the southerly platform of the train station, subject to approval by the Director of Legal Affairs and Zoning Board staff, prior to the issuance of a Certificate of Occupancy for the first office building. Such easement shall make provision for the right of the Applicant to establish reasonable rules and regulations over the use and behavior within the easement area.*

29. *Enhanced crosswalks and countdown pedestrian signals shall be installed on all four (4) crosswalks at the intersection of Washington Boulevard and Henry Street, subject to approval of final design and specifications by the City Traffic Engineer, to be completed prior to use of the Washington Boulevard driveway.*

30. *The Washington Boulevard driveway entrance shall be enhanced by construction of a solid architectural screen along the northerly side of the driveway to block views of cars, installation of light fixtures and application of a parge coating to exposed concrete surfaces, subject to approval of specifications and materials by Land Use Bureau staff, to be completed prior to use of the Washington Boulevard driveway.*

31. *Prior to the first use of the garage driveway for commuter parking, the Applicant shall comply with the City Traffic Engineer's recommendations in his memo dated May 12, 2014, including the installation of pedestrian LED lighting to mark the crosswalk across the garage driveway on Washington Boulevard.*

32. *Final landscape design for the public pedestrian access along the south side of the garage driveway on Washington Boulevard and for the public pedestrian access route across the plaza level shall be subject to Land Use Bureau staff approval prior to issuance of a building permit for the first principal building and shall be completed prior to the issuance of the first Certificate of Occupancy.*

33. *All signage shall be subject to initial approval by the Zoning Board. Approval to use the Washington Boulevard driveway shall be conditioned on Zoning Board approval of an interim signage plan.*

34. *No interim parking shall be permitted on the plaza level until a Certificate of Occupancy has been issued for the first building.*

35. *The Applicant shall submit an assessment of traffic operations at the Washington/Henry Street intersection when the first office building achieves 75% occupancy, and a separate traffic assessment of the intersection when the second office building achieves 75% occupancy. Specifications for performing the traffic operations assessments shall be subject to approval by the City Traffic Engineer.*

The Board recessed at 10:05pm and reconvened at 10:07pm.

NEW BUSINESS

1. TOP THIS restaurant administrative signage review; 140 Washington Blvd; aka 100 Washington Blvd; aka 100 Harbor Point.

Mr. Killeen described the administrative review and signage materials.

Ms. McManus moved to approve the signage, seconded by Mr. Michelson and the motion was unanimously approved 5 to 0 (Mills, Michelson, McManus, Morris and Stein).

2. Discussion of State Transit-Oriented Development Proposal

Mr. Cole distributed a copy of a draft Board policy statement to the Zoning Board with proposed edits from Mr. Michelson. There was much discussion about the policy. Members decided to acknowledge a Stamford Transportation Center Master Plan had been prepared but not to accept or comply with the recommendations of this plan.. There has not been a distribution of the plan, or a public hearing on this plan. The plan has not been approved or accepted by any Board or Commission. Mr. Michelson implored every member of the board and the public to read the plan in its entirety before giving the plan any standing or endorsement. Mr. Cole agreed to provide copies of the State Transportation Center Master Plan to the Zoning Board. By consensus, the Board agreed to adopt the following policy statement:

The Zoning Board recognizes that the Stamford Railroad Station is the busiest Metro-North station after Grand Central Terminal in New York City, with approximately 24,500 rail passengers (Metro-North and Amtrak) and more than 3500 bus and shuttle service passengers daily. The Stamford Transportation Center (STC) is an important regional intermodal transportation hub that is a critical asset to the Region and the City of Stamford. The future success of Stamford and the Region relies on the ability of the STC to meet the needs of transit users in the most efficient, convenient and safe manner.

“The Downtown will only stay prosperous as it stays convenient to mass transit riders as well as to automobile drivers, and to pedestrians as well as to commuters.” (Stamford Master Plan 2002)

The zoning board finds that any project being considered for the Stamford Transportation Center should insure that the design and the placement of new structures, MN and the amount and type of traffic generating development and commuter parking would serve to improve existing deficiencies and substandard levels of service.

The Stamford Zoning Board finds that any development proposal at the Stamford Transportation Center that pertains to the station platform or garage needs to address the following objectives and concerns:

The Zoning Board finds that the State TOD Project being considered for the Stamford Transportation Center should insure that the design and placement of new structures, the amount and type of new traffic generating development and the design and location of commuter parking will serve to improve existing deficiencies and substandard levels of service and provide for the orderly growth of the STC to meet foreseeable demand.

The Zoning Board finds that any development proposal at the Stamford Transportation Center that pertains to the station, platform or garage needs to address the following objectives and concerns:

- 1. Traffic and pedestrian circulation around the STC needs to be designed to accommodate intermodal operations, including waiting taxis, shuttle buses, buses and passenger pickups and drop-offs.*
 - 2. Station Place already appears to be insufficient to accommodate drop-offs, taxis and through traffic due to the limited distance between the station and the parking garage.*
 - 3. Traffic congestion is already a serious problem, limiting commuter access and interfering with intermodal operations. Any plans to reconfigure commuter parking and to site new traffic generating uses needs to be based on an independent, comprehensive traffic impact assessment to insure that existing levels of service are not degraded.*
 - 4. Improved and efficient access to and from I-95 to the station and parking garages.*
 - 5. Expansion of the station needs to be considered, to accommodate existing and expected increases in ridership by improving capacity, functionality, safety and accessibility of the station.*
 - 6. Commuter parking must be adequate to accommodate existing and future demand, with garages located directly adjacent to the station with structural, weatherproof pedestrian connections to the station and platforms to maximize access, comfort and convenience for commuters and business travelers.*
 - 7. Adequate facilities need to be provided to support the expected growth in shuttle and jitney operations at the station.*
 - 8. Pedestrian access to the platforms needs to be enhanced by increasing the number of points of access to relieve existing overcrowding and congestion. Pedestrian safety measures should be incorporated into any such plan.*
 - 9. Parking structures should be screened from sensitive public views with high quality architectural materials and enhanced at-grade with pedestrian oriented frontages.*
-
3. The Zoning Board asked the status of the remediation efforts at the former Boatyard. Staff agreed to seek a status report from the State.
 4. Ms. McManus said she was concerned that sites where the Zoning Board has granted recent approvals are overgrown with weeds and she would like to see the Board include a condition for maintenance on future applications.

The meeting adjourned at 11:07 p.m.

Respectfully submitted,

Barry Michelson, Secretary
Stamford Zoning Board